

Project Narrative  
**Preliminary Plat of Tibbetts Crossing**  
(Formerly known as “Silverado”)

**Site Information**

Parcel	Parcel size	Street Address	Zoning
2924069041	21.94 acres	7932 Renton-Issaquah Road, SE	SF-E

**Current Use:**

The site is currently a single family residence with various outbuildings, and is owned by the applicant.

**Prior Site Approvals:**

The site was approved for Cluster Housing under Development Agreement DA16-0002 by the City of Issaquah on December 22<sup>nd</sup>, 2016 for up to 20 single family lots. Two lots will be deed restricted for affordable housing. Another parcel will be encumbered by a NGPE that will also have a relocatable Public Recreation Trail Easement to be granted to the City of Issaquah.

**Special Site Features:**

The site is divided into 2 different features: The lower (Western) section is a former pasture and working farm that is gently sloping with few trees, a vacant house and several empty agricultural buildings. The upper (Eastern) section is forested with slopes varying from mild to several pockets that meet Issaquah’s definition of steep. Tibbetts Creek (a class 2 stream), divides the site between the lower and upper sections, with a Class 2 stream branch also bordering the Southern boundary edge. There are several identified wetlands located within the site. The first wetland (Wetland A) is small a Category IV wetland located adjacent to the existing project entrance. The second wetland (Wetland B) is a larger Category III wetland located at the NE corner of the site. The third wetland (Wetland C) is a Category III wetland, which is a larger Category III wetland located adjacent to Tibbetts creek along the Northwestern side of the creek. The final wetland (Wetland D) is a Category III wetland located along the Southeast side of the creek. Please reference preliminary plans and Critical Area Report submitted as part of the application for more information on the size and location of these features.

**Proposed Use and Lots:**

The proposed Plat will be subdivided into 20 single family lots. All interior roads will be privately owned and maintained. Access to SR900 will be from the intersection with NW Talus Drive. A single lane bridge with sidewalk will be constructed across Tibbetts Creek to access 4 single family lots to be located on the East side of the creek. Pedestrian access to a future Squak Mountain trail system will be provided with

the creek crossing. Final building footprints, layout and configurations will be provided with Building Permit submittals. A circular road accessing lots 1 – 13 will provide guest parking and a large open space / common area for community gathering.

**Proposed Improvements:**

Each lot will be provided with a new water service and new private side sewer connection. There are 2 detention vaults proposed to detain and treat pollution-generating runoff from the site. These will be located in Tract D, as well as under the roadway east of the bridge crossing. Additionally, basic dispersion trenches and several infiltration trenches will be installed at various locations to manage roof runoff from proposed buildings. Frontage improvements will include a new entrance from SR900. Internal roads will be two-lane (single lane at bridge crossing), with sidewalk on one side. A private modular sewer lift station will be installed at Tract D to provide force-main connection to public sewer in SR900.